HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Hamilton CMA total housing starts down in February

Hamilton Census Metropolitan Area (CMA) total housing starts were down in February 2013 from the same month a year ago. However, the trend in starts (based on a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts) edged higher. The current pace in Hamilton CMA residential construction activity reflects, among other factors, a steady strengthening of local employment. Hamilton's seasonally adjusted employment rose by 4,700 in February, following a modest increase the previous month. At 5.7 per cent, the unemployment rate in Hamilton

Figure 1

Source: CMHC

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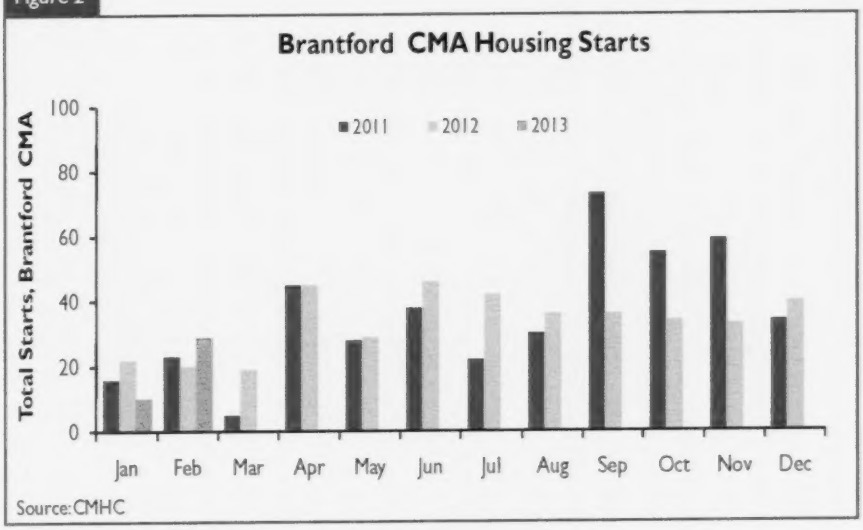
remained well below the provincial and national rates of 7.8 per cent and 7.0 per cent respectively.

February construction activity was concentrated in Burlington City, home to approximately 61 per cent of Hamilton CMA total housing starts during the month. The more volatile apartment segment dominated construction activity in Burlington and accounted for all the apartment starts across the Hamilton area. Single-detached starts increased by eight per cent in the City of Hamilton, suggesting a stable housing market activity. Typically, single-detached housing starts are less volatile and therefore a better indicator of the trend in residential construction.

Brantford CMA total housing starts up in February

Brantford CMA total housing starts advanced in February 2013 from the same month a year earlier. The trend in single-detached housing starts was practically flat in February. Meanwhile, the trend in multiple-housing starts recovered from last month's decline.

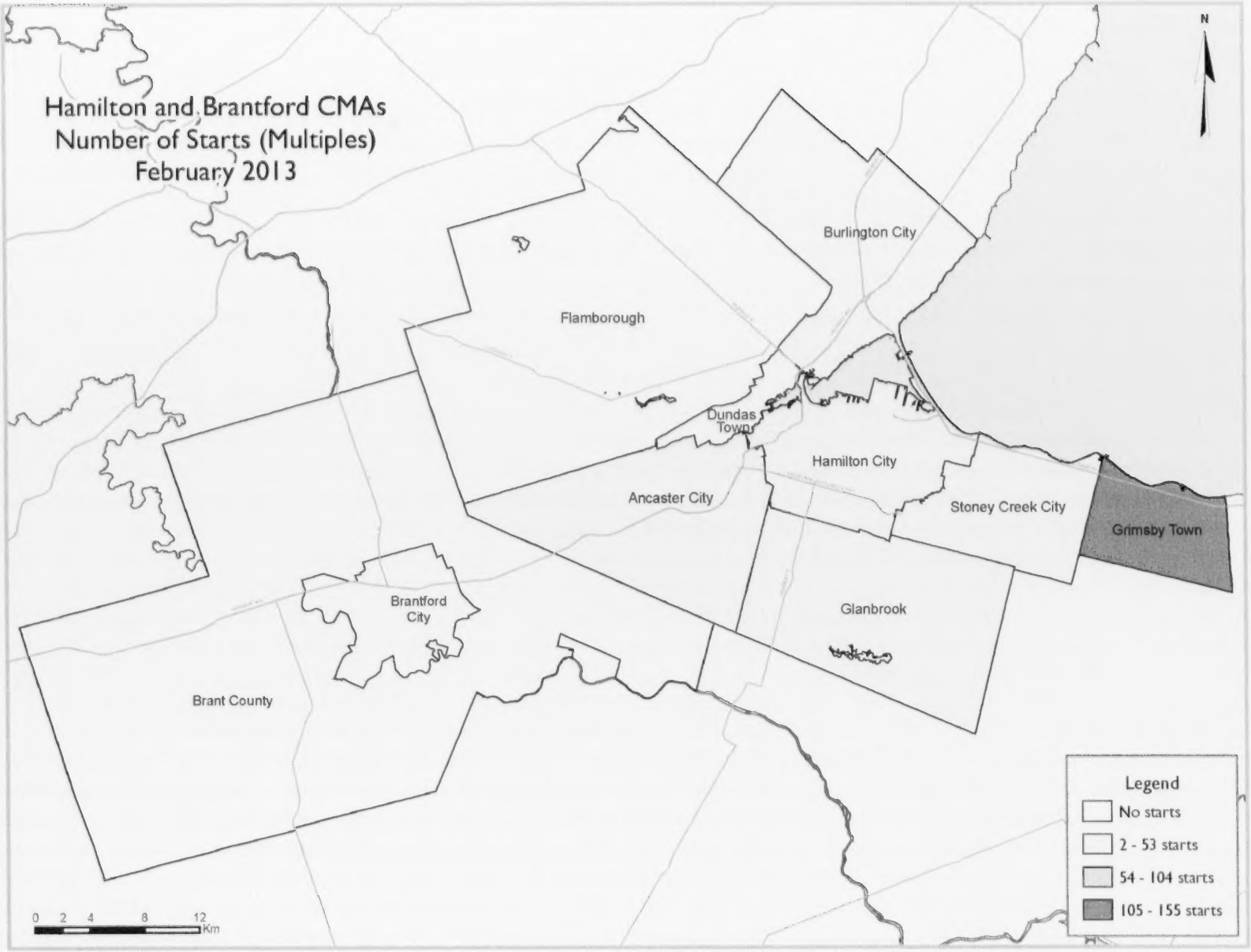
Figure 2

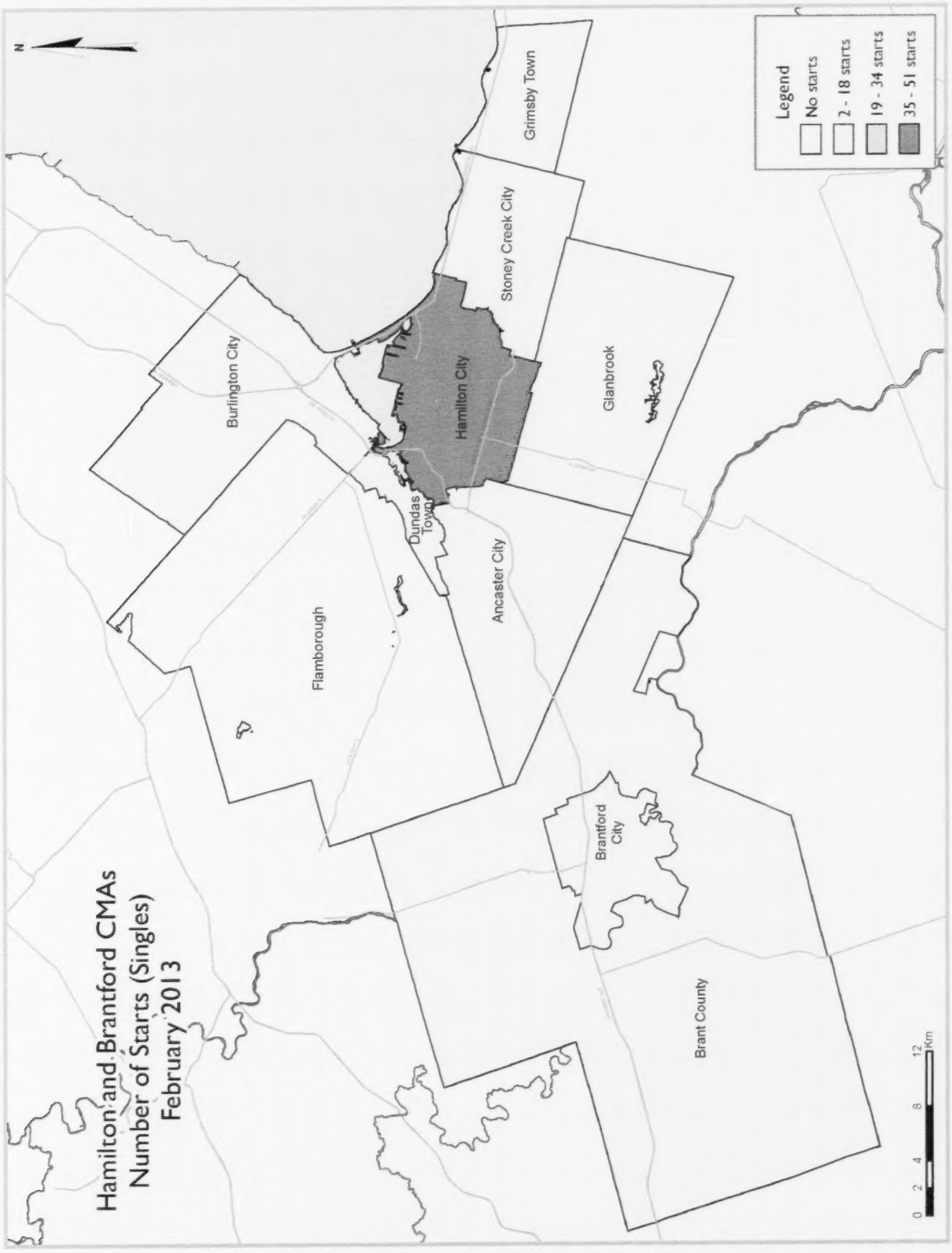


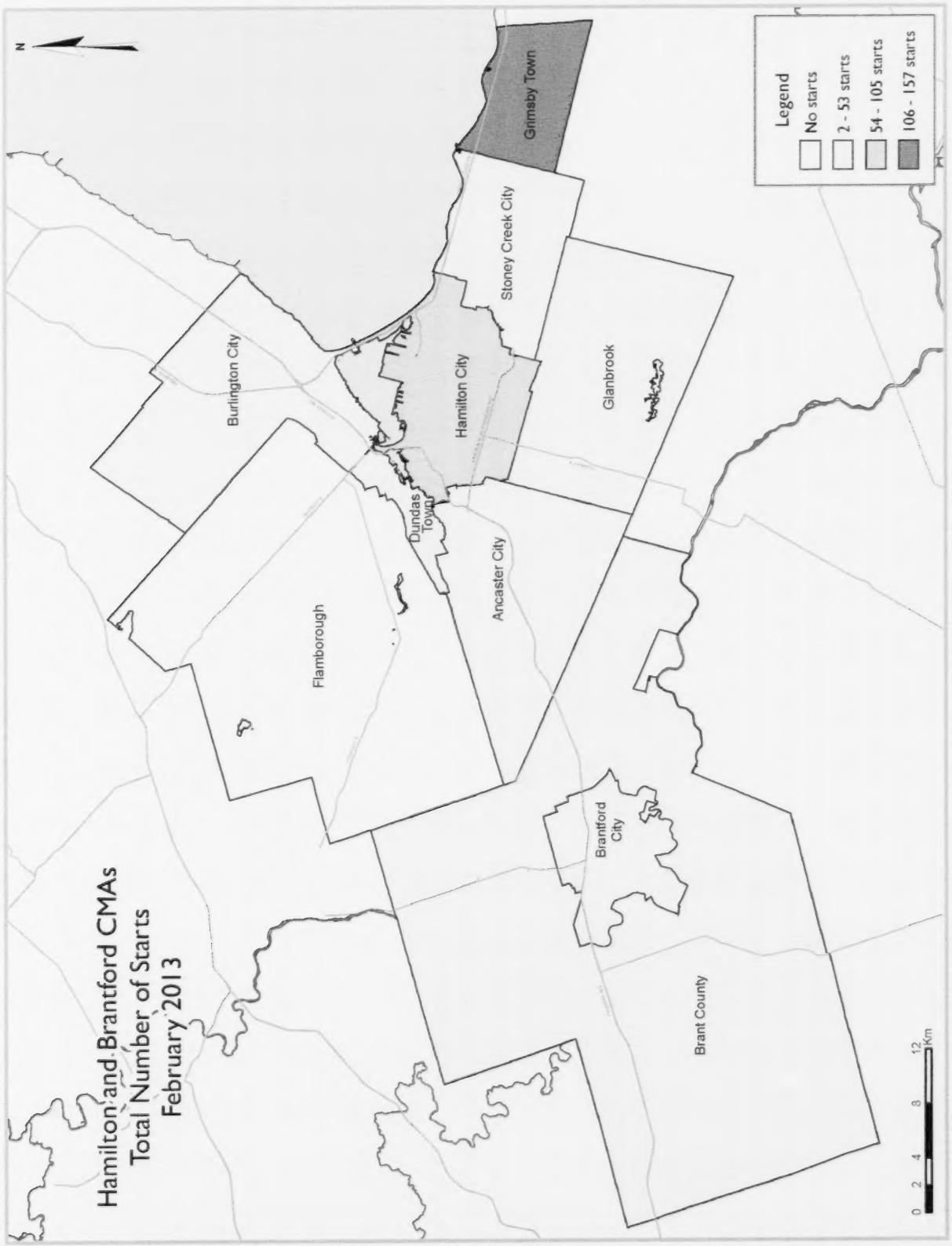
Source: CMHC

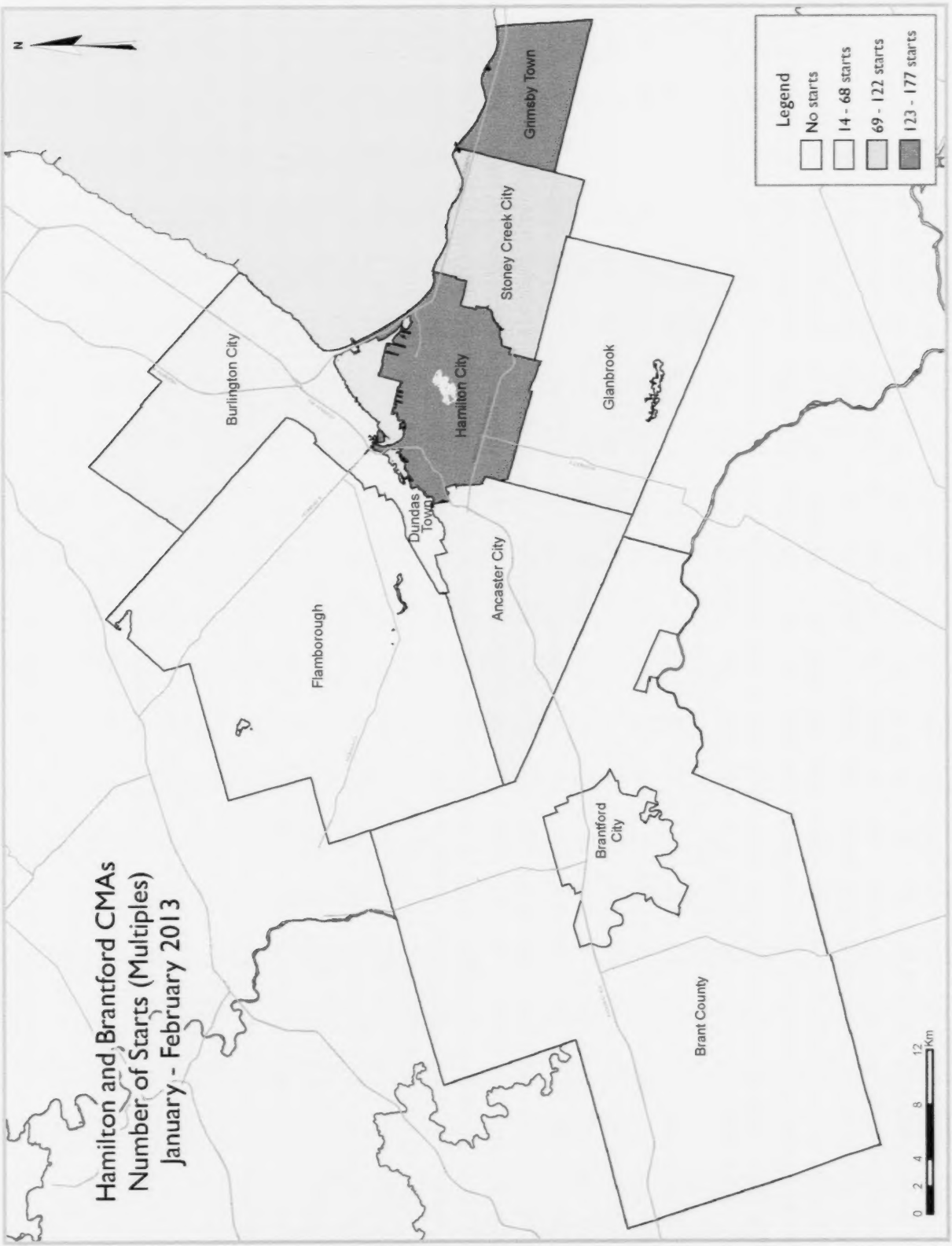
Row starts were entirely responsible for the rebound as the trends in semi-detached and apartment starts remained flat. The current residential construction trend in the Brantford CMA suggests stable housing demand.

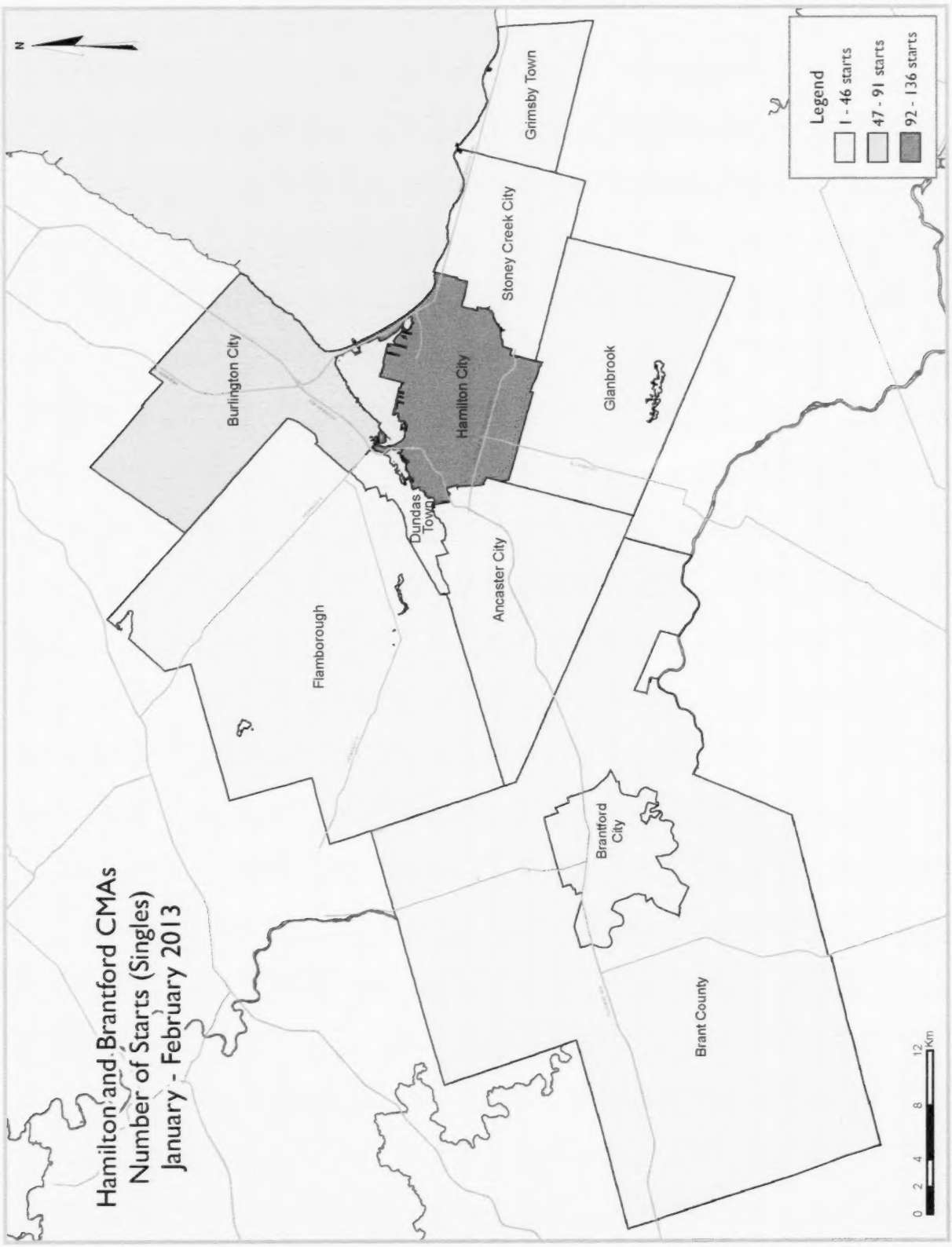
On a sub-market basis, total housing starts in Brantford City moved higher in February 2013. Single-detached and row starts dominated construction activity in Brantford City and accounted for approximately 93 per cent of total housing starts in the CMA. Meanwhile total residential construction activity in Brant City was down from February last year. In fact, no semi-detached, row or apartment starts were recorded anywhere in Brant City.

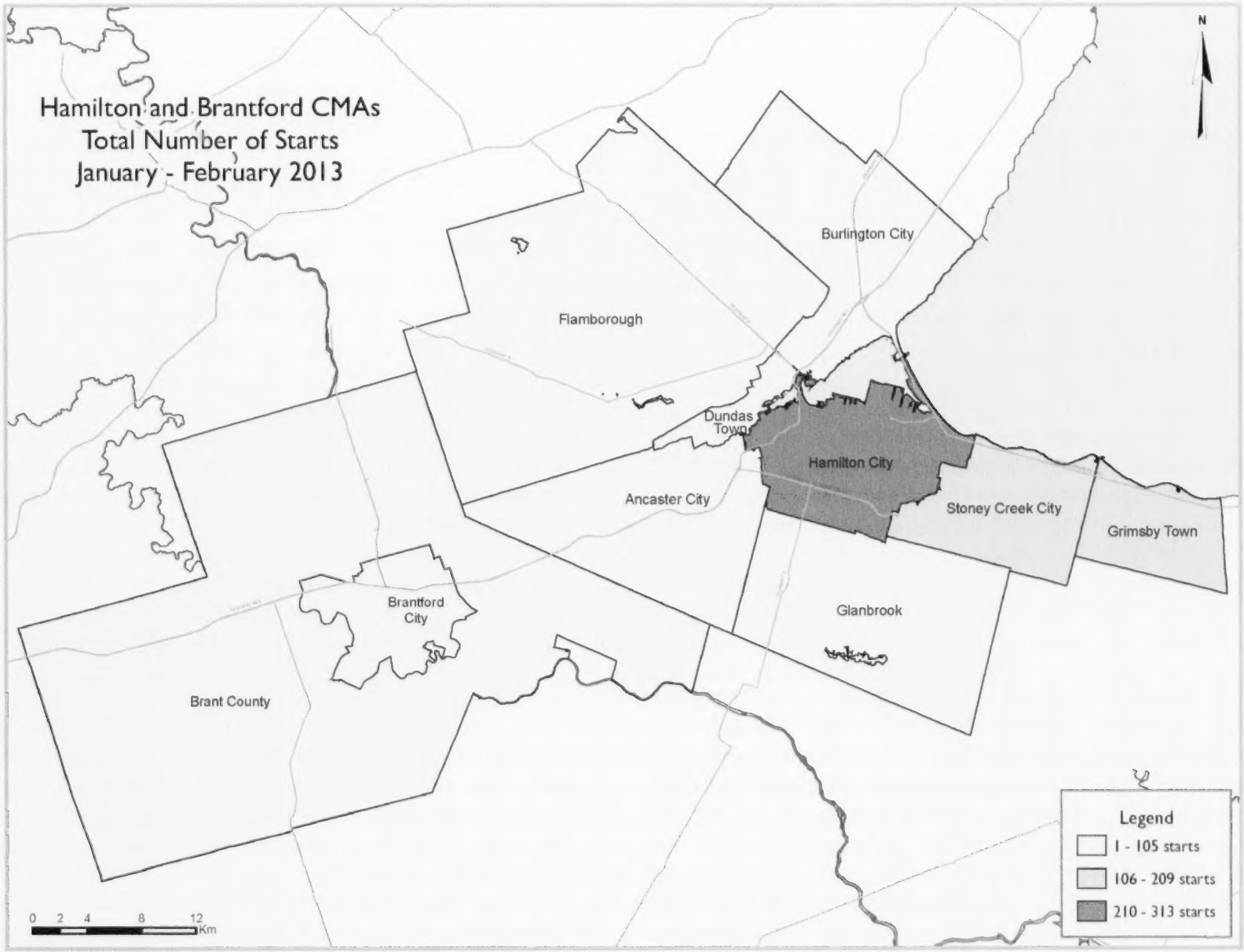

Hamilton and Brantford CMAs
Number of Starts (Multiples)
February 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
No starts
2 - 53 starts
54 - 104 starts
105 - 155 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
February 2013
N
Legend
No starts
2 - 18 starts
19 - 34 starts
35 - 51 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
February 2013
N
Legend
No starts
2 - 53 starts
54 - 105 starts
106 - 157 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - February 2013
N
Legend
No starts
14 - 68 starts
69 - 122 starts
123 - 177 starts
Grimsby Town
Stoney Creek City
Hamilton City
Burlington City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - February 2013
N
Legend
1 - 46 starts
47 - 91 starts
92 - 136 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - February 2013
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Glanbrook
Brant County
0 2 4 8 12 Km
Legend
1 - 105 starts
106 - 209 starts
210 - 313 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA February 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	55	2	30	0	14	0	0	155	256
February 2012	65	12	126	0	22	138	0	12	375
% Change	-15.4	-83.3	-76.2	n/a	-36.4	-100.0	n/a	**	-31.7
Year-to-date 2013	145	2	41	0	21	99	14	155	477
Year-to-date 2012	138	20	233	1	27	138	0	24	581
% Change	5.1	-90.0	-82.4	-100.0	-22.2	-28.3	n/a	**	-17.9
UNDER CONSTRUCTION									
February 2013	641	44	261	8	289	608	182	155	2,188
February 2012	737	48	491	7	225	576	0	437	2,521
% Change	-13.0	-8.3	-46.8	14.3	28.4	5.6	n/a	-64.5	-13.2
COMPLETIONS									
February 2013	87	4	55	0	15	186	0	0	347
February 2012	91	2	74	0	23	0	0	0	190
% Change	-4.4	100.0	-25.7	n/a	-34.8	n/a	n/a	n/a	82.6
Year-to-date 2013	150	6	94	1	27	186	0	0	464
Year-to-date 2012	188	2	175	3	45	0	0	0	413
% Change	-20.2	200.0	-46.3	-66.7	-40.0	n/a	n/a	n/a	12.3
COMPLETED & NOT ABSORBED									
February 2013	46	1	13	0	9	8	n/a	n/a	77
February 2012	32	0	5	0	3	25	n/a	n/a	65
% Change	43.8	n/a	160.0	n/a	200.0	-68.0	n/a	n/a	18.5
ABSORBED									
February 2013	93	6	57	0	15	178	n/a	n/a	349
February 2012	85	2	73	0	23	0	n/a	n/a	183
% Change	9.4	200.0	-21.9	n/a	-34.8	n/a	n/a	n/a	90.7
Year-to-date 2013	154	8	91	1	27	178	n/a	n/a	459
Year-to-date 2012	188	2	174	3	45	10	n/a	n/a	422
% Change	-18.1	**	-47.7	-66.7	-40.0	**	n/a	n/a	8.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2013	12	0	17	0	0	0	0	0	29
February 2012	14	2	4	0	0	0	0	0	20
% Change	-14.3	-100.0	**	n/a	n/a	n/a	n/a	n/a	45.0
Year-to-date 2013	22	0	17	0	0	0	0	0	39
Year-to-date 2012	23	4	15	0	0	0	0	0	42
% Change	-4.3	-100.0	13.3	n/a	n/a	n/a	n/a	n/a	-7.1
UNDER CONSTRUCTION									
February 2013	129	2	49	0	72	3	14	0	269
February 2012	138	4	23	0	84	0	35	61	345
% Change	-6.5	-50.0	113.0	n/a	-14.3	n/a	-60.0	-100.0	-22.0
COMPLETIONS									
February 2013	22	4	0	0	0	0	0	0	26
February 2012	6	0	0	0	8	0	0	0	14
% Change	**	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	85.7
Year-to-date 2013	52	6	3	0	0	0	0	0	61
Year-to-date 2012	15	0	0	0	8	0	0	0	23
% Change	**	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	165.2
COMPLETED & NOT ABSORBED									
February 2013	30	3	4	0	9	0	n/a	n/a	46
February 2012	25	1	5	0	13	0	n/a	n/a	50
% Change	20.0	200.0	-20.0	n/a	-30.8	n/a	n/a	n/a	-8.0
ABSORBED									
February 2013	30	3	0	0	5	0	n/a	n/a	38
February 2012	11	0	8	0	8	0	n/a	n/a	27
% Change	172.7	n/a	-100.0	n/a	-37.5	n/a	n/a	n/a	40.7
Year-to-date 2013	50	3	3	0	5	0	n/a	n/a	75
Year-to-date 2012	20	2	9	0	8	0	n/a	n/a	39
% Change	150.0	50.0	-66.7	n/a	-37.5	n/a	n/a	n/a	92.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
February 2013	51	2	30	0	14	0	0	0	97
February 2012	48	12	81	0	22	0	0	12	175
Former Hamilton City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Flamborough									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
February 2013	2	0	0	0	0	0	0	155	157
February 2012	13	0	12	0	0	138	0	0	163
Grimsby									
February 2013	2	0	0	0	0	0	0	0	2
February 2012	4	0	33	0	0	0	0	0	37
Hamilton CMA									
February 2013	55	2	30	0	14	0	0	155	256
February 2012	65	12	126	0	22	138	0	12	375
Brant County									
February 2013	2	0	0	0	0	0	0	0	2
February 2012	9	0	0	0	0	0	0	0	9
Brantford City									
February 2013	10	0	17	0	0	0	0	0	27
February 2012	5	2	4	0	0	0	0	0	11
Brantford CMA									
February 2013	12	0	17	0	0	0	0	0	29
February 2012	14	2	4	0	0	0	0	0	20

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
February 2013	522	42	236	7	231	270	182	0	1,490
February 2012	488	48	246	7	190	252	0	287	1,518
Former Hamilton City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Flamborough									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
February 2013	103	2	25	0	50	338	0	155	673
February 2012	226	0	83	0	23	324	0	150	806
Grimsby									
February 2013	16	0	0	1	8	0	0	0	25
February 2012	23	0	162	0	12	0	0	0	197
Hamilton CMA									
February 2013	641	44	261	8	289	608	182	155	2,188
February 2012	737	48	491	7	225	576	0	437	2,521
Brant County									
February 2013	54	0	0	0	12	3	0	0	69
February 2012	84	0	0	0	21	0	0	0	105
Brantford City									
February 2013	75	2	49	0	60	0	14	0	200
February 2012	54	4	23	0	63	0	35	61	240
Brantford CMA									
February 2013	129	2	49	0	72	3	14	0	269
February 2012	138	4	23	0	84	0	35	61	345

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
February 2013	80	4	37	0	15	0	0	0	136
February 2012	56	2	66	0	23	0	0	0	147
Former Hamilton City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Flamborough									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
February 2013	0	0	0	0	0	0	0	0	0
February 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
February 2013	4	0	10	0	0	186	0	0	200
February 2012	32	0	0	0	0	0	0	0	32
Grimsby									
February 2013	3	0	8	0	0	0	0	0	11
February 2012	3	0	8	0	0	0	0	0	11
Hamilton CMA									
February 2013	87	4	55	0	15	186	0	0	347
February 2012	91	2	74	0	23	0	0	0	190
Brant County									
February 2013	8	2	0	0	0	0	0	0	10
February 2012	5	0	0	0	0	0	0	0	5
Brantford City									
February 2013	14	2	0	0	0	0	0	0	16
February 2012	1	0	0	0	8	0	0	0	9
Brantford CMA									
February 2013	22	4	0	0	0	0	0	0	26
February 2012	6	0	0	0	8	0	0	0	14

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
February 2013	31	1	11	0	8	0	n/a	n/a	51
February 2012	19	0	5	0	0	0	n/a	n/a	24
Former Hamilton City									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
February 2013	11	0	0	0	0	8	n/a	n/a	19
February 2012	7	0	0	0	3	25	n/a	n/a	35
Grimsby									
February 2013	4	0	2	0	1	0	n/a	n/a	7
February 2012	6	0	0	0	0	0	n/a	n/a	6
Hamilton CMA									
February 2013	46	1	13	0	9	8	n/a	n/a	77
February 2012	32	0	5	0	3	25	n/a	n/a	65
Brant County									
February 2013	10	2	0	0	0	0	n/a	n/a	12
February 2012	11	0	3	0	3	0	n/a	n/a	17
Brantford City									
February 2013	20	1	4	0	9	0	n/a	n/a	34
February 2012	14	1	2	0	10	0	n/a	n/a	27
Brantford CMA									
February 2013	30	3	4	0	9	0	n/a	n/a	46
February 2012	25	1	5	0	13	0	n/a	n/a	44

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
February 2013	86	6	37	0	15	0	n/a	n/a	144
February 2012	55	2	65	0	23	0	n/a	n/a	145
Former Hamilton City									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
February 2013	0	0	0	0	0	0	n/a	n/a	0
February 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
February 2013	5	0	10	0	0	178	n/a	n/a	193
February 2012	29	0	0	0	0	0	n/a	n/a	29
Grimsby									
February 2013	2	0	10	0	0	0	n/a	n/a	12
February 2012	1	0	8	0	0	0	n/a	n/a	9
Hamilton CMA									
February 2013	93	6	57	0	15	178	n/a	n/a	349
February 2012	85	2	73	0	23	0	n/a	n/a	183
Brant County									
February 2013	11	0	0	0	4	0	n/a	n/a	15
February 2012	5	0	0	0	0	0	n/a	n/a	5
Brantford City									
February 2013	19	3	0	0	1	0	n/a	n/a	23
February 2012	6	0	8	0	8	0	n/a	n/a	22
Brantford CMA									
February 2013	30	3	0	0	5	0	n/a	n/a	38
February 2012	11	0	8	0	8	0	n/a	n/a	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Hamilton CMA	55	65	2	12	44	148	155	150	256	375	-31.7
City of Hamilton	51	48	2	12	44	103	0	12	97	175	-44.6
Former Hamilton City	12	18	2	0	0	0	0	12	14	30	-53.3
Stoney Creek City	2	5	0	0	14	55	0	0	16	60	-73.3
Ancaster City	7	14	0	0	0	22	0	0	7	36	-80.6
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	17	2	0	12	14	26	0	0	31	40	-22.5
Glanbrook	13	9	0	0	16	0	0	0	29	9	**
City of Burlington	2	13	0	0	0	12	155	138	157	163	-3.7
Grimsby	2	4	0	0	0	33	0	0	2	37	-94.6
Brantford CMA	12	14	0	2	17	4	0	0	29	20	45.0
Brant County	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Brantford City	10	5	0	2	17	4	0	0	27	11	145.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	145	139	2	20	76	260	254	162	477	581	-17.9
City of Hamilton	136	100	2	20	76	158	99	24	313	302	3.6
Former Hamilton City	30	34	2	0	0	4	99	24	131	62	111.3
Stoney Creek City	4	14	0	0	28	93	0	0	32	107	-70.1
Ancaster City	22	25	0	0	0	22	0	0	22	47	-53.2
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	29	3	0	20	14	34	0	0	43	57	-24.6
Glanbrook	50	24	0	0	34	5	0	0	84	29	189.7
City of Burlington	7	35	0	0	0	40	155	138	162	213	-23.9
Grimsby	2	4	0	0	0	62	0	0	2	66	-97.0
Brantford CMA	22	23	0	4	17	15	0	0	39	42	-7.1
Brant County	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Brantford City	15	10	0	4	17	15	0	0	32	29	10.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Hamilton CMA	44	148	0	0	0	138	155	12
City of Hamilton	44	103	0	0	0	0	0	12
Former Hamilton City	0	0	0	0	0	0	0	12
Stoney Creek City	14	55	0	0	0	0	0	0
Ancaster City	0	22	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	14	26	0	0	0	0	0	0
Glanbrook	16	0	0	0	0	0	0	0
City of Burlington	0	12	0	0	0	138	155	0
Grimsby	0	33	0	0	0	0	0	0
Brantford CMA	17	4	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	17	4	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	62	260	14	0	99	138	155	24
City of Hamilton	62	158	14	0	99	0	0	24
Former Hamilton City	0	4	0	0	99	0	0	24
Stoney Creek City	14	93	14	0	0	0	0	0
Ancaster City	0	22	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	14	34	0	0	0	0	0	0
Glanbrook	34	5	0	0	0	0	0	0
City of Burlington	0	40	0	0	0	138	155	0
Grimsby	0	62	0	0	0	0	0	0
Brantford CMA	17	15	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	17	15	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Hamilton CMA	87	203	14	160	155	12	256	375
City of Hamilton	83	141	14	22	0	12	97	175
Former Hamilton City	14	18	0	0	0	12	14	30
Stoney Creek City	2	60	14	0	0	0	16	60
Ancaster City	7	14	0	22	0	0	7	36
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	31	40	0	0	0	0	31	40
Glanbrook	29	9	0	0	0	0	29	9
City of Burlington	2	25	0	138	155	0	157	163
Grimsby	2	37	0	0	0	0	2	37
Brantford CMA	29	20	0	0	0	0	29	20
Brant County	2	n/a	0	n/a	0	n/a	2	n/a
Brantford City	27	11	0	0	0	0	27	11

Table 2.5: Starts by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	188	391	120	166	169	24	477	581
City of Hamilton	179	250	120	28	14	24	313	302
Former Hamilton City	32	38	99	0	0	24	131	62
Stoney Creek City	4	107	14	0	14	0	32	107
Ancaster City	22	24	0	23	0	0	22	47
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	43	57	0	0	0	0	43	57
Glanbrook	77	24	7	5	0	0	84	29
City of Burlington	7	75	0	138	155	0	162	213
Grimsby	2	66	0	0	0	0	2	66
Brantford CMA	39	42	0	0	0	0	39	42
Brant County	7	n/a	0	n/a	0	n/a	7	n/a
Brantford City	32	29	0	0	0	0	32	29

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	% Change
Hamilton CMA	87	91	4	2	70	97	186	0	347	190	82.6
City of Hamilton	80	56	4	2	52	89	0	0	136	147	-7.5
Former Hamilton City	24	14	0	2	0	37	0	0	24	53	-54.7
Stoney Creek City	4	7	0	0	40	26	0	0	44	33	33.3
Ancaster City	7	11	0	0	6	20	0	0	13	31	-58.1
Dundas Town	2	1	0	0	0	0	0	0	2	1	100.0
Flamborough	17	6	2	0	0	0	0	0	19	6	**
Glanbrook	26	17	2	0	6	6	0	0	34	23	47.8
City of Burlington	4	32	0	0	10	0	186	0	200	32	**
Grimsby	3	3	0	0	8	8	0	0	11	11	0.0
Brantford CMA	22	6	4	0	0	8	0	0	26	14	85.7
Brant County	8	n/a	2	n/a	0	n/a	0	n/a	10	n/a	n/a
Brantford City	14	1	2	0	0	8	0	0	16	9	77.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	151	191	6	2	121	220	186	0	464	413	12.3
City of Hamilton	136	115	6	2	103	171	0	0	245	288	-14.9
Former Hamilton City	39	28	0	2	22	59	0	0	61	89	-31.5
Stoney Creek City	15	7	0	0	64	46	0	0	79	53	49.1
Ancaster City	17	27	0	0	11	28	0	0	28	55	-49.1
Dundas Town	2	2	0	0	0	0	0	0	2	2	0.0
Flamborough	20	9	2	0	0	10	0	0	22	19	15.8
Glanbrook	43	42	4	0	6	28	0	0	53	70	-24.3
City of Burlington	8	67	0	0	10	8	186	0	204	75	172.0
Grimsby	7	9	0	0	8	41	0	0	15	50	-70.0
Brantford CMA	52	15	6	0	3	8	0	0	61	23	165.2
Brant County	9	n/a	2	n/a	0	n/a	0	n/a	11	n/a	n/a
Brantford City	43	5	4	0	3	8	0	0	50	13	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Hamilton CMA	70	97	0	0	186	0	0	0
City of Hamilton	52	89	0	0	0	0	0	0
Former Hamilton City	0	37	0	0	0	0	0	0
Stoney Creek City	40	26	0	0	0	0	0	0
Ancaster City	6	20	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	6	6	0	0	0	0	0	0
City of Burlington	10	0	0	0	186	0	0	0
Grimsby	8	8	0	0	0	0	0	0
Brantford CMA	0	8	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	8	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	121	220	0	0	186	0	0	0
City of Hamilton	103	171	0	0	0	0	0	0
Former Hamilton City	22	59	0	0	0	0	0	0
Stoney Creek City	64	46	0	0	0	0	0	0
Ancaster City	11	28	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	10	0	0	0	0	0	0
Glanbrook	6	28	0	0	0	0	0	0
City of Burlington	10	8	0	0	186	0	0	0
Grimsby	8	41	0	0	0	0	0	0
Brantford CMA	3	8	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	8	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012	Feb 2013	Feb 2012
Hamilton CMA	146	167	201	23	0	0	347	190
City of Hamilton	121	124	15	23	0	0	136	147
Former Hamilton City	24	42	0	11	0	0	24	53
Stoney Creek City	35	33	9	0	0	0	44	33
Ancaster City	7	19	6	12	0	0	13	31
Dundas Town	2	1	0	0	0	0	2	1
Flamborough	19	6	0	0	0	0	19	6
Glanbrook	34	23	0	0	0	0	34	23
City of Burlington	14	32	186	0	0	0	200	32
Grimsby	11	11	0	0	0	0	11	11
Brantford CMA	26	6	0	8	0	0	26	14
Brant County	10	n/a	0	n/a	0	n/a	10	n/a
Brantford City	16	1	0	8	0	0	16	9

Table 3.5: Completions by Submarket and by Intended Market
January - February 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	250	365	214	48	0	0	464	413
City of Hamilton	218	250	27	38	0	0	245	288
Former Hamilton City	54	70	7	19	0	0	61	89
Stoney Creek City	70	53	9	0	0	0	79	53
Ancaster City	17	42	11	13	0	0	28	55
Dundas Town	2	2	0	0	0	0	2	2
Flamborough	22	19	0	0	0	0	22	19
Glanbrook	53	64	0	6	0	0	53	70
City of Burlington	18	67	186	8	0	0	204	75
Grimsby	14	48	1	2	0	0	15	50
Brantford CMA	61	15	0	8	0	0	61	23
Brant County	11	n/a	0	n/a	0	n/a	11	n/a
Brantford City	50	5	0	8	0	0	50	13

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
February 2013	11	13.3	19	22.9	16	19.3	14	16.9	23	27.7	83	437,210	464,614
February 2012	9	17.0	17	32.1	7	13.2	9	17.0	11	20.8	53	400,000	458,594
Year-to-date 2013	17	13.1	30	23.1	29	22.3	19	14.6	35	26.9	130	429,500	473,558
Year-to-date 2012	30	25.2	25	21.0	26	21.8	15	12.6	23	19.3	119	400,452	444,045
Former Hamilton City													
February 2013	3	11.1	9	33.3	10	37.0	4	14.8	1	3.7	27	407,900	402,776
February 2012	1	7.7	4	30.8	3	23.1	3	23.1	2	15.4	13	400,000	435,900
Year-to-date 2013	4	9.8	14	34.1	16	39.0	4	9.8	3	7.3	41	404,990	411,558
Year-to-date 2012	5	17.9	6	21.4	9	32.1	5	17.9	3	10.7	28	405,000	410,633
Stoney Creek City													
February 2013	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
February 2012	0	0.0	2	28.6	0	0.0	3	42.9	2	28.6	7	--	--
Year-to-date 2013	0	0.0	5	35.7	3	21.4	2	14.3	4	28.6	14	449,900	543,628
Year-to-date 2012	1	8.3	3	25.0	2	16.7	3	25.0	3	25.0	12	439,900	551,092
Ancaster City													
February 2013	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	8	--	--
February 2012	1	8.3	3	25.0	4	33.3	0	0.0	4	33.3	12	429,855	515,746
Year-to-date 2013	0	0.0	3	17.6	3	17.6	7	41.2	4	23.5	17	482,990	529,225
Year-to-date 2012	3	10.3	4	13.8	10	34.5	3	10.3	9	31.0	29	429,046	521,138
Dundas Town													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--
Flamborough													
February 2013	0	0.0	1	5.9	0	0.0	2	11.8	14	82.4	17	609,000	620,646
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	1	5.6	0	0.0	2	11.1	15	83.3	18	609,000	641,666
Year-to-date 2012	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Glanbrook													
February 2013	8	29.6	6	22.2	4	14.8	4	14.8	5	18.5	27	392,298	407,391
February 2012	7	41.2	6	35.3	0	0.0	3	17.6	1	5.9	17	369,990	374,783
Year-to-date 2013	13	33.3	7	17.9	7	17.9	4	10.3	8	20.5	39	394,745	409,770
Year-to-date 2012	21	48.8	10	23.3	4	9.3	4	9.3	4	9.3	43	355,525	375,085
City of Burlington													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2012	0	0.0	2	6.9	1	3.4	5	17.2	21	72.4	29	506,990	688,267
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2012	0	0.0	2	3.2	10	16.1	11	17.7	39	62.9	62	506,990	607,717
Grimsby													
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	--	--
Year-to-date 2012	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
February 2013	11	12.4	19	21.3	16	18.0	14	15.7	29	32.6	89	447,000	489,245
February 2012	9	10.8	19	22.9	9	10.8	14	16.9	32	38.6	83	463,990	538,616
Year-to-date 2013	17	11.6	30	20.4	29	19.7	24	16.3	47	32.0	147	449,900	571,318
Year-to-date 2012	30	16.0	27	14.4	39	20.7	27	14.4	65	34.6	188	445,990	502,251

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
February 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
February 2013	3	27.3	1	9.1	2	18.2	0	0.0	5	45.5	11	435,000	520,691
February 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	3	25.0	1	8.3	2	16.7	0	0.0	6	50.0	12	482,450	535,217
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
February 2013	10	52.6	3	15.8	3	15.8	3	15.8	0	0.0	19	345,000	352,353
February 2012	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	20	52.6	7	18.4	4	10.5	6	15.8	1	2.6	38	342,500	363,729
Year-to-date 2012	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	289,450	295,670
Brantford CMA													
February 2013	13	43.3	4	13.3	5	16.7	3	10.0	5	16.7	30	372,450	414,077
February 2012	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	320,000	313,518
Year-to-date 2013	23	46.0	8	16.0	6	12.0	6	12.0	7	14.0	50	357,450	404,886
Year-to-date 2012	14	70.0	2	10.0	0	0.0	0	0.0	4	20.0	20	322,500	393,830

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2013

Submarket	Feb 2013	Feb 2012	% Change	YTD 2013	YTD 2012	% Change
Hamilton CMA	489,245	538,616	-9.2	571,318	502,251	13.8
City of Hamilton	464,614	458,594	1.3	473,558	444,045	6.6
Former Hamilton City	402,776	435,900	-7.6	411,558	410,633	0.2
Stoney Creek City	--	--	n/a	543,628	551,092	-1.4
Ancaster City	--	515,746	n/a	529,225	521,138	1.6
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	620,646	--	n/a	641,666	--	n/a
Glanbrook	407,391	374,783	8.7	409,770	375,085	9.2
City of Burlington	--	688,267	n/a	--	607,717	n/a
Grimsby	--	--	n/a	--	--	n/a
Brantford CMA	414,077	313,518	32.1	404,886	393,830	2.8
Brant County	520,691	n/a	n/a	535,217	n/a	n/a
Brantford City	352,353	--	n/a	363,729	295,670	23.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton February 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	773	9.3	1,170	1,350	1,439	81.3	334,106	2.6	341,048
	February	1,085	4.6	1,145	1,588	1,553	73.7	356,980	7.6	353,151
	March	1,313	-2.4	1,153	1,914	1,624	71.0	353,165	8.2	366,448
	April	1,394	-0.9	1,119	1,891	1,523	73.5	377,951	11.3	368,719
	May	1,498	-0.7	1,100	2,088	1,498	73.4	369,292	7.1	355,763
	June	1,295	-14.9	1,079	1,796	1,566	68.9	363,162	6.9	355,633
	July	1,190	-8.7	1,078	1,595	1,573	68.5	345,807	-1.0	348,805
	August	1,070	-11.3	1,082	1,389	1,532	70.6	364,464	13.5	367,032
	September	884	-21.9	1,022	1,690	1,664	61.4	359,406	12.8	366,173
	October	1,054	-1.0	1,030	1,485	1,501	68.6	367,490	11.4	372,114
	November	904	-12.0	1,034	1,059	1,459	70.9	369,201	8.0	371,532
	December	575	-14.7	1,023	562	1,475	69.4	336,382	6.5	356,785
2013	January	719	-7.0	1,035	1,459	1,435	72.1	349,943	4.7	355,760
	February	912	-15.9	999	1,390	1,438	69.5	375,381	5.2	372,114
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,171	2.7		4,852			349,824	6.6	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	1,858	6.5		2,938			347,463	5.5	
	YTD 2013	1,631	-12.2		2,849			364,167	4.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
February 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	105	5.0	143	286	285	50.2	226,440	-2.2	227,969
	February	151	1.3	159	264	270	58.9	226,215	-4.6	233,094
	March	203	31.8	193	320	287	67.2	233,482	-0.2	235,982
	April	189	27.7	162	338	286	56.6	241,234	3.2	242,157
	May	212	2.9	169	372	281	60.1	256,299	2.4	251,396
	June	186	-14.7	158	295	260	60.8	256,947	10.2	247,746
	July	182	-3.7	163	298	268	60.8	252,775	11.4	245,550
	August	187	-3.6	173	266	269	64.3	249,593	8.3	248,745
	September	149	-23.6	166	296	307	54.1	239,566	-5.0	239,373
	October	183	16.6	186	275	271	68.6	256,202	4.0	253,465
	November	153	-6.7	159	243	297	53.5	249,113	4.6	256,195
	December	83	-14.4	153	118	290	52.8	244,262	8.9	261,188
2013	January	118	12.4	161	295	283	56.9	274,505	21.2	273,876
	February	158	4.6	170	246	278	61.2	242,110	7.0	251,602
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	459	13.9		870			229,481	-2.2	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	256	2.8		550			226,305	-3.7	
	YTD 2013	276	7.8		541			255,960	13.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
February 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	104.6	120.6	392.4	6.2	67.3	906
	February	595	3.20	5.24	104.7	121.4	394.3	6.1	67.5	923
	March	595	3.20	5.24	104.9	122.0	391.4	6.2	67.0	929
	April	607	3.20	5.44	105.3	122.4	389.0	6.5	66.8	922
	May	601	3.20	5.34	105.6	122.4	382.3	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.1	913
	July	595	3.10	5.24	105.9	121.4	374.2	7.4	64.7	903
	August	595	3.10	5.24	106.0	121.8	374.2	7.1	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.8	6.7	64.9	891
	October	595	3.10	5.24	106.8	122.2	380.4	6.3	64.8	894
	November	595	3.10	5.24	107.1	121.9	380.9	6.1	64.7	897
	December	595	3.00	5.24	106.9	121.3	382.5	5.9	64.8	906
2013	January	595	3.00	5.24	107.0	121.3	384	5.8	65.0	906
	February	595	3.00	5.24		122.8	389.0	5.7	65.6	897
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
February 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	65.2	8.0	65.5	814
	February	595	3.20	5.24	112.7	121.4	65.8	8.2	66.2	812
	March	595	3.20	5.24	113.3	122.0	65.6	8.8	66.5	828
	April	607	3.20	5.44	113.6	122.4	66.9	8.5	67.4	830
	May	601	3.20	5.34	114.1	122.4	67.8	8.3	68.1	836
	June	595	3.20	5.24	114.5	121.6	68.2	8.3	68.5	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.5	8.5	68.9	811
	September	595	3.10	5.24	115.3	122.0	68.7	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.8	8.7	68.3	819
	November	595	3.10	5.24	115.9	121.9	66.4	8.2	66.5	840
	December	595	3.00	5.24	116.0	121.3	66.2	8.2	66.2	859
2013	January	595	3.00	5.24	116.2	121.3	68	7.8	67.2	861
	February	595	3.00	5.24		122.8	68.3	7.7	67.9	869
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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